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3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 - FAX: 568-2044

February 27, 2007

Kyle Lewis
Avante Homes
2325 Renaissance Drive
Las Vegas, NV 89119

**RE: Cliff's Edge Master Plan Community
Garage Face Setback Deviation from Standards Waiver Request and Livable Space Setback
Waiver Request
POD: 303B - Monticello**

Dear Kyle,

The Cliff's Edge Design Review Committee (DRC) is in receipt of a dimensioned Plot Plan received on Feb. 23, 2007 from Avante to request a waiver from the deviation of standards for 100 out of 190 lots.

On January 30, 2007, the DRC granted an exemption for lots **6, 7, 8 and 9 only**, from Section 3.2.4 (Residential Small Lot [Mini-Lot Conventional] - Up to 15 Du/Ac), the garage face setback must be less than 5' or greater than 18'. This is measured from back of sidewalk or back of curb where there is no sidewalk. The exemption was granted due to the following mitigating factors:

- ◆ A permit was issued by the City of Las Vegas prior to DRC review.
- ◆ Economic hardship by the builder

Upon review of your waiver request, the Cliff's Edge DRC **grants an exemption of the garage face setbacks** for the specific lots and deviation from standards as noted below:

Deviation to increase garage face setback to 6' or less for Lots 14, 25-27, 29-32, 55, 59, 63, 66, 68, 71, 76, 81-87, 90-93, 95, 97, 101, 102, 104, 106, 107, 109, 110, 114, 118, 123, 129, 131, 137, 138, 142, 148, 149, 151, 152, 155, 156, 158, 159, 162-166, 169-174, 176, 177, 180-182, 184-188, (total lots = 72)

Deviation to increase garage face setback to 7' or less for Lots 13, 46, 49, 53, 58, 88, 105, 112, 119, 133, 135, 136, 141, 147, 153, 154, 157, 167, 175, (total lots = 19)

Deviation to increase garage face setbacks to 8' or less for Lots 3, 12, 18, 89, 120, (total Lots = 5)

Deviation to increase garage face setbacks to 9' or less for Lots 10 and 51, (total lots = 2)

Deviation to reduce garage face setback to 16' or greater for Lot 52 only due to the fact 70% of the driveway meets the standard and only 30% does not comply.

Deviation to reduce garage face setback to 11' or greater for Lot 128 only due to the fact this lot sits on a bulb outside of the normal traffic travel lane.

The Cliff's Edge DRC grants an exemption to reduce livable space from 8' setback as required per the design standards to 5.04' for Lot 16 only with the condition Plan 1 must be plotted for this lot.

The Cliff's Edge DRC "Denies" the garage face setback waiver request for the following nine (9) Lots:

Deviation to increase garage face setback to 10' or less for Lots 20 and 127

Deviation to increase garage face setback to 12' or less for Lots 17, 132, and 145.

Deviation to increase garage face setback to 14' or less for Lots 16, 21, 144, and 146.

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Pursuant to the terms of the Development Declaration recorded against the property, no construction of any improvement shall be commenced or maintained on the property, including, without limitation, the construction of any model home or residence, until approval for its Project Plan has been obtained.

If additional deviations in setback are required they must be submitted to the DRC for review and approval. Should you have any questions, please do not hesitate to contact our office.

Sincerely,

CLIFF'S EDGE, LLC

Larry Bross
Executive Vice President, Development

cc via email Jeff Geen, Tom Cardin, Carmen Shukis, Paula Gibson, Christina Healey, Heather Motogawa, and Tylere Bross - Focus
Rebecca Arreola, Tim Nelson, John Holden, David Browning, Allen Mellor - Landtek

Enclosures: (Plot Plan Exhibit Received on 2/23/07)

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